CASE OFFICER'S REPORT

Application Reference:	PL/2023/04822
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	21 September 2023
Consultation ends:	17 August 2023
Case officer:	Pippa Card

Site Address:	2 THE GREEN, MARLBOROUGH, SN8 1AL
Proposal:	Provision of light well to provide natural light into cellar.
Recommendation:	Approve with Conditions

Site description

No.2 The Green is a grade II listed building dating from the 16th century, it is one of a pair traditional vernacular buildings that make up the historic building stock of this part of the Marlborough Conservation Area. No.2 was in use as an office until 2013, when the change of use was approved to return the building to its original domestic use.

The list description states, for means of identification purposes only, the following:

> *C16-17. Two storey and attic. Timber frame plastered, to Nos. 2 and 3, which have oversailing upper part supported on carved brackets. No. 4 has single gable to The Green, and ground floor colour washed brick, upper part of gable rendered, and Herd Street front tile hung. Old tile roof. Nos. 2 and 3 have three dormer casements with tile hung cheeks and gables, two three-light C18 casements flanking central similar two-light on first floor. On ground floor, two doors with plain frames, in corners, and two two-light C18 casements, all under small tiled pent roof. No. 4 which forms a part of the same block has an attic sash window, three-light first floor casement, and modern bay window on ground floor. Herd Street front has neo-Georgian windows and door.*

Policies

National Policy and Guidance:

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (2021) outlines government policy, including the historic environment (Section 16). National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

Local Policy:
Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Issues

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

Assessment

The proposal is to excavate the area in front of the building where an historic opening to the basement level once existed: this at some point in the building's history has been back-filled and paved over between the front boundary railings and the building's front elevation. A new window will be installed in an existing blocked opening.

The basement is currently accessed via a modern timber ladder that descends from a trap door: this is not the original basement access but a later configuration. A new staircase was approved in E/2013/0189/LBC to provide improved access to the basement although despite other works approved under this application having been undertaken and therefore the consent implemented, the staircase has not been installed to date.

It is unclear whether the existing blocked opening was simply a coal-chute or if it had been altered to a larger window opening at a later date. Irrespective of this, there is an historic opening that can be utilised to install a window to provide light into the basement.

The re-opening of the blocked opening in order to provide natural light to the basement is not considered to have a negative impact on the special interest of the listed building. A lot of the listed buildings that surround The Green have light wells to their basement levels, of varying designs, so the installation of something similar to these is not out of character with the immediate area.

The infill masonry appears to date from the early-to-mid 20th century and its loss here is not considered to cause harm to the building's overall significance.

No investigation below ground level has taken place to ascertain whether or not the historic retaining masonry survives, however if it was indeed a coal chute, it would be a slope, rather than hollowed out to allow for a window to open as a potential means of escape. Therefore, irrespective of the survival of fabric, the alteration to provide a space to allow a window to be opened outwards is not unreasonable, nor is it considered to cause harm.

The new lightwell will be formed with retaining masonry with a glazed panel over the opening. There is evidence of both glazed and metal grille coverings around The Green and along St Martin's, and although the metal grille is perhaps more traditional in appearance, it does not allow for a means of escape from the basement unlike the glazed option. As both are found in the area, it is not unreasonable to allow a glazed cover in this instance.

Joinery details have been provided, a double glazed window is now proposed as opposed to the single glazed window originally submitted: double glazing is considered acceptable in this instance, as the window is a new unit and will be located below ground level, therefore not being highly visible or easily viewed alongside other windows on the front elevation. There is not considered to be any harm caused by the potential double-register of imaging created by the double panes, and therefore the special interest of the listed building is preserved.

Consultee Responses
Wiltshire Council Archaeology – no objection.

Marlborough Town Council – no objection.
Conclusion
Overall the proposals are not considered to cause any harm to the significance of the designated heritage asset, and therefore the special interest of the listed building will be preserved. The proposed lightwell is similar to other listed buildings around The Green and this proposal is therefore in keeping with the character and appearance of the Conservation Area and the traditional buildings and their settings that positively contribute to this character.

Conditions: (3)

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Description	Received Date
Design, Access and Heritage Statement	.	15 June 2023
Location Plan	.	15 June 2023
Site Plan / Position of Lightwell	.	3 July 2023
Existing and Proposed Plans	RM/M/05/23 AB	12 July 2023
Window Detail	RM/M/04/23 ABC	1 November 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No works in relation to the retaining wall for the new lightwell shall be undertaken until details of the masonry to be used for the wall have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
REASON: to preserve the special interest of the listed building, its fabric and setting.

Informatives: (1)

4 Informative to Applicant:
It should be noted that any other works (with the exception of the staircase already approved) to the basement that may be required in order to bring this space into habitable use are not covered by this application and separate consent may be required if these are proposed in the future.